

**Project : CONVERION OF FORMER OLD PUMP ROOM STORES
ON GEORGE STREET TO FORM BAR / RESTAURANT WITH DELI**

A.J.S ARCHITECTURE



32 CARR ROAD, BUXTON, SK17 6WF
TEL: 01298 26062

DESIGN ACCESS HERITAGE STATEMENT

The application relates to conversion of the former office and stores at The Old Pump Rooms on George Street in Buxton.

The building sits adjacent to the original historic Pump Room and originally formed the stores thereto. Over the decades since it's original use, this building has served several purposes with storage and offices for an Architects office the most recent history. The building has remained empty for many years but in 2013 planning permission was granted for the conversion of this (and the Pump Rooms) building into a restaurant, although this was never implemented.

The applicant for this new application wishes to once again bring back a public use for this building with a proposed restaurant/bar and a combined deli, the building allowing for roughly 100 people through mixed dining and less formal bar use. The precedent for this change of use was of course established 8 years ago and the The Old Courthouse opposite now houses very succesful bars and restaurants that have pretty much established this area as a very popular dining and drinking quarter within Buxton. A use that is only further enhanced through the recent completion of the hotel to The Crescent.

The conversion itself can be allowed for without any external alterations other than the refurbishment of existing joinery and the introduction of 2 logo signs that will echo those at Red Willow just up the road with approx 600mm sq sign boards that will have low level diffusers lights as per those approved and the re-use of the original signboard over the 'retail window'. All details relating to signage are to be provided as part of the application as are colours relating to the finished surface to the original joinery etc.

Internally the restaurant layout is designed to work with the existing structure and original openings (in some cases blocked up to create separation when used

for office and storage) with new studwork to form toilet blocks etc. The toilet block will also allow for storage over that will utilise the roof volume above. An extended floor area to that of the original first floor storage will also allow for much needed additional storage and office area for the restaurant without encroaching on the usable ground floor footprint. All existing feature roof timbers are to be retained throughout the scheme with the two kingpost trusses that have been boxed out to once again be uncovered and form the original character back to the roof space within the bar/restaurant spaces. The original exposed rafter and purlin structure to the roof is also to be retained as exposed structure throughout.

With regard to services, the kitchen will of course require mechanical ventilation/extraction and details of which will be supplied under separate cover. This system will utilise two glazed panels to the rear facing toplights and will be completely unsighted to public view as they sit to the rear of the roofline facing the first floor structure that in turn is surrounded by the further inward facing roof elements thereto. It should also be noted that the restaurants that back onto this building currently utilize the rear elevation thereto for their own extraction systems.

As the restaurant sits within easy walking access to the town centre and public car parks etc, the provision of parking is not a requirement and the proposed restaurant sits within a well established dining and drinking area of the town. Currently no external dining areas are proposed but should the often discussed pedestrianisation of George Street take place in years to come this may of course allow for such a provision in time, something which would further enhance this area and the outlook from the rear of The Crescent.

Significant precedent is set in this area for a change of use for restaurant use and this building has of course had recent planning permission for this very purpose. As the proposed works will also be very soft touch in the historic context relating to the building itself but also its surroundings, the application is put forward as a positive addition to what is now a very popular part of the town and following the unprecedented year we have had relating to Covid-19, such a use should of course be strongly supported in economic regeneration terms and as a means of putting an historic building back into use.